



Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

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MINUTES

February 23, 1998

Fielding Farm Drive (Cross St.): Applicant's response to request for compliance
with Common Drive Special Permit plans
Review of draft decision and endorsement of plans: Cross Street - Special Permit for
Common Driveway, James Ford, applicant
Long Term Capital Requirements Committee budget request
Report from Rules and Regulations Subcommittee
Planning Administrator's Goals and Objectives
Discussion of strategy with regard to pending litigation, Valchuis et al. v Planning
Board (Executive Session)

Chair Yanofsky called the meeting to order at 7:15 p.m. Members Abend, Epstein,
Hengeveld, LaLiberte and Tice were present. Also present was Planning Administrator
George Mansfield. David Ives of the *Mosquito* was also present.

The **minutes** of the meeting of February 9, 1998 were reviewed with minor corrections made for clarification. Hengeveld **moved to accept the minutes as amended**. Tice seconded and the minutes were accepted 5-0-1 with LaLiberte abstaining.

It was noted that Fin.Com. did not meet as scheduled, and Tice will attend the next meeting tentatively scheduled for March 11, 1998. Dates for Town Meeting (May 4) and Elections (May 11) were also noted. The Board then tentatively scheduled upcoming Planning Board meetings for March 9, March 30, April 13, April 27 and May 12, 1998.

Fielding Farm Drive (Cross St.): Applicant's response to request for compliance with Common Drive Special Permit plans

Present for this discussion was the applicant, John Fielding of 121 Lee Drive, Concord, along with his representative, Joe March of Stamski and McNary. Also present was potential lot owner Michael Lohrer of 12 Cole Road, Wayland.

Fielding proposed to address concerns regarding the safety of the driveway by posting signs. He recommended a "slow" or "speed limit" sign at the point where visibility is in question (approximately stations 4 + 50 to 5 + 50). He also agreed to repair the roadway shoulders and install the swale as recommended in LandTech's February 17, 1998 letter to Mansfield.

Yanofsky expressed her concern that a sign would not address the safety issues regarding this driveway. March explained that he recently took another test drive along the driveway and still maintains that he has no safety concerns. In his opinion the driveway is acceptable as built despite the fact that it deviates from the plan by 1.2 feet.

Mansfield displayed the partial as-built plan as prepared by March. Yanofsky asked why the Board was not notified of the deviation during construction. Fielding apologized saying that there was some miscommunication between himself and his engineer.

Yanofsky noted that LandTech recommends that a suitable alternative plan be presented or the driveway should be re-built as planned.

Abend expressed his concern over the grade along the portion of the drive in question and noted that the ledge should not have come as a surprise. He added that a sign would be appropriate to address existing problems, but a driveway should not be designed such that it requires posting a safety sign.

Tice felt uncomfortable approving the plan given the recommendations made by LandTech. Epstein added that the Board's primary concern is safety.

Yanofsky asked Fielding and his engineer to speak directly with LandTech and also asked him to agree to pay the fees for consultation if there was not enough available in the 53G account. Fielding agreed and signed a written statement agreeing to this, up to an additional \$1,000.

Mansfield explained that he drove along the site today and noted that the length of the turnouts appeared much less than the 30' required in the plan. One turnout near the upgrade is shielded from view of oncoming traffic.

Yanofsky asked Fielding to address the following issues with LandTech: 1) completion and timing of the swale, 2) the area in question near station 5 + 00 and 3) the length of the turnouts.

If the Applicant and LandTech should come to an agreement, the Board asked that LandTech prepare a letter to Board, stating this and explaining the decision.

Fielding agreed to come before the Board again at the meeting of March 9, 1998 at 8:30 p.m.

Review of draft decision and endorsement of plans: Cross Street - Special Permit for Common Driveway, James Ford, applicant

The draft document was reviewed with minor changes made. Mansfield noted that the driveway maintenance agreement had not yet been signed, but is expected within the next few days. The Board agreed to endorse the plan directing Mansfield not to file it until the maintenance agreement is received. Hengeveld **moved to accept the draft as amended for the Decision on Special Permit for Common Driveway for James Ford and Paul and Caroline Wolossow, 317 Cross Street, Lots 2B and 3A.** Abend seconded and the draft was approved 5-0-1 with LaLiberte abstaining. The plans were then endorsed.

Long Term Capital Requirements Committee budget request

Tice presented the Capital Budget Request as it was submitted to Fin.Com. Mansfield said he spoke with Nancy Pierce of Fin. Com. at a staff meeting who said that the \$3500 of the \$5000 requested was to be submitted as a capital budget request on the Spring Town Meeting warrant. It was speculated that the \$1500 for the Laptop PC was denied. Tice agreed to submit an additional request for \$1500 for FY 2000 and Abend agreed to speak to the Long Term Cap. Committee regarding this item.

Report from Rules and Regulations Subcommittee

Epstein reported that a brief meeting was held on Feb. 18 with only Epstein and Mansfield in attendance. Board members each received a blacklined copy of proposed changes to the Rules and Regulations. Another meeting was scheduled for March 4, 1998 at 7:30 p.m.. Epstein asked that members prepare comments and submit possible changes in advance of this meeting via fax or E-mail. He proposed that the changes be completed during March.

Planning Administrator's Goals and Objectives

Tice noted that the goals and objectives listed were rather overwhelming and did not reflect work already being done. Yanofsky suggested that many of these objectives were actually common to the Board as a whole and should not be the sole responsibility of the PA. Tice, Epstein and Hengeveld agreed to work together in rewriting and prioritizing these goals and objectives to more accurately differentiate between PA goals and PB goals.

Report from Town Bicycle and Pedestrian Safety Committee

Abend reported that this committee hadn't met recently, but he spoke with Deb Belanger who is interested in speaking with the Planning Board. The Board agreed to speak with her at 7:30 p.m. at the March 9 meeting.

Open Space Bylaw

Abend mentioned that he had spoken with Terry Szold and she was anxious to move forward in working with the Board on the Open Space Bylaw. Yanofsky suggested inviting her to a future meeting to speak with the Board, but Board members agreed that they would not be re-introducing this Bylaw at this year's Annual Town Meeting.

Discussion of 1998 Board Elections

Yanofsky said that she will not be running for reelection and the Board should seek candidates for the caucus on March 31. Duscha's term is also expiring and it was uncertain at this time if she was planning to run again. To ease transitions for new Board members, Yanofsky suggested that the Planning Board pay for members to attend the new board member workshops sponsored by MAPC. A standard packet for new members should also be prepared.

Discussion of tree removal from property at 488 West St. - Lunig

Mansfield noted that the letter from Nick Lunig, dated February 15, 1998, actually requires the attention of Gary Davis, the Tree Warden. Yanofsky recommended that PB members assist Davis in implementing policy and procedures regarding the Shade Tree Act and the Scenic Roads Act. Hengeveld suggested that the *Mosquito* might be used as a tool in educating the public regarding these two different acts using this incident as an example. It was further recommended to use the *Red Balloon* (the Carlisle phone directory) as a means of educating the public in this matter.

Pine Meadow

Duscha, Mansfield and Yanofsky did a site walk to look at the trees slated for removal. They determined that removal of the trees would greatly improve sight lines, yet have minimal impact to the abutters across the street. Yanofsky noted that other issues need to be addressed, however, such as posting construction signs on the roadway and stabilization of the steep slope toward the vernal pool beside the roadway.

Discussion of strategy with regard to pending litigation, Valchuis et al. v Planning Board (Executive Session)

Hengeveld **moved to go into executive session to discuss strategy regarding litigation.** Tice seconded the motion and noted that no further business would be discussed following the Executive Session. The Board was polled and unanimously agreed to go into executive session.

Following discussion, Hengeveld **moved to come out of executive session.** Tice seconded and the Board was polled and unanimously agreed to come out of executive session and immediately adjourned the meeting at 9:30 p.m.

Respectfully submitted,

A handwritten signature in cursive script, reading "Anja M. Stam".

Anja M. Stam
Recording Secretary